

REVISED

CITY OF CHANDLER COUNCIL MEETING

The City Council of the City of Chandler welcomes you to its **Regular Meeting of Thursday, March 11, 2004 at 7:00 p.m.**, at 22 S. Delaware Street, City Council Chambers, Second Floor, Chandler, Arizona.

NOTE: Consent items have either been discussed in the Study Session or previously reviewed by the City Council. Individual items may be pulled off by the Council members or citizens prior to the time a final vote is taken. Individuals who want an item pulled for further discussion should so state when the Mayor addresses the public concerning the CONSENT agenda.



CALL TO ORDER:

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ROLL CALL:

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INVOCATION:

Pastor Jose Doñan – Trinity Christian Fellowship

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PLEDGE OF ALLEGIANCE:

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SCHEDULED PUBLIC APPEARANCES:

1. Proclamation – Cesar Chavez Day of Sacrifice for Others
2. Proclamation – Brain Awareness Week
3. Mr. Pat Blackburn – Bike Park
4. Mr. Jan Fiakas – History of the NEC Alma School & Queen Creek
5. Ms. Chris Stage – Concerns with proposed development with NEC Alma School & Queen Creek
6. Mr. Tony Dibonito – Simply Electricity

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UNSCHEDULED PUBLIC APPEARANCES:

(Members of the audience may address any item not on the agenda. State Statute prohibits the City Council from discussing an item that is not on the agenda, but the City Council does listen to your concerns and has staff follow up on any questions you raise.)

CONSENT:

- 1a. [MINUTES](#) of the Chandler City Council Special Meeting of February 23, 2004.
- 1b. [MINUTES](#) of the Chandler City Council Meeting of February 26, 2004.
2. [FINAL ADOPTION OF ORDINANCE NO. 3522](#), annexation of approximately 35 acres of property located at the NEC of Arizona Avenue and Appleby Road.
3. [FINAL ADOPTION OF ORDINANCE NO. 3525](#), granting a no cost power distribution easement to Salt River Project (SRP) for the purpose of installing and maintaining electrical facilities at the new City maintenance complex located at 1800 South McQueen Road.
4. [FINAL ADOPTION OF ORDINANCE NO. 3526](#), annexation of approximately 5 acres of right-of-way located at Gilbert Road right-of-way between Chandler Boulevard and 200 feet north of Galveston Street.
5. [FINAL ADOPTION OF ORDINANCE NO. 3529, DVR03-0012, CITY INITIATIVE SWC OF GILBERT AND QUEEN CREEK ROADS](#), for the establishment of initial City zoning of AG-1 on approximately 17 acres located at the SWC of Gilbert and Queen Creek Roads.
6. [FINAL ADOPTION OF ORDINANCE NO. 3530, DVR03-0033, WATERMARK AT OCOTILLO](#), rezoning from PAD multi-family to PAD single-family for a 57-lot single-family residential subdivision located on approximately 19.5 acres south of Ocotillo Road on the east side of Dobson Road.
7. [FINAL ADOPTION OF ORDINANCE NO. 3532, DVR02-0022, DOBSON PLACE II](#), rezoning from AG-1 to PAD for a single-family residential subdivision located on approximately 14 acres at the NWC of Gilbert Road and Galveston Street.
8. [FINAL ADOPTION OF ORDINANCE NO. 3533](#), granting a no cost power distribution easement to Salt River Project for the purpose of installing and maintaining electrical facilities at Espee Park, located at the NWC of Knox Road and Hamilton Street.
9. [INTRODUCTION OF ORDINANCE NO. 3534](#), annexation of approximately 20 acres located at the NEC of Mountain Boulevard and Riggs Road.
10. [INTRODUCTION OF ORDINANCE NO. 3538](#), annexation of approximately 154 acres of property located at the NEC of Lindsay and Chandler Heights Roads.
11. [RESOLUTION NO. 3710](#), authorizing the purchase of 3.05 acres of property located north of Pecos Road, adjacent to and east of the Richard T. Felix Property and Evidence Building at a cost of \$575,000.00 plus closing costs.
12. [RESOLUTION NO. 3720](#), authorizing an Intergovernmental Agreement with New Magma Irrigation and Drainage District (NMID) for the purchase and delivery of Colorado River water for use by the New Magma Irrigation & Drainage District, in return for recharge credits received by Chandler.

13. [RESOLUTION NO. 3722, AP03-0001, AIRPARK AREA PLAN AMENDMENT](#), amending permitted land use designations within the Airpark Area Plan to allow public assembly uses along a portion of the east side of Arizona (First Baptist Church Chandler) located quarter mile north-south corridor between Arizona Avenue and Southern Pacific Railroad from Willis Road south to Appleby Road.
14. [INTRODUCTION OF ORDINANCE NO. 3535, DVR03-0032, FIRST BAPTIST CHURCH CHANDLER](#), rezoning from AG-1 and I-2 to PAD for a church campus along with a Preliminary Development Plan for Phase I on approximately 35 acres located at the NEC of Arizona Avenue and Appleby Road.
15. [AIRPORT AREA PLAN AMENDMENT, AP03-0001](#), to amend permitted land use designations within the Airpark Area Plan to allow public assembly uses along a portion of the east side of Arizona Avenue located within a quarter mile corridor along the east side of Arizona Avenue bound by Willis and Appleby Roads and Southern Pacific Railroad. **(Request continuance to the May 13, 2004 City Council Meeting.)**
16. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0046, SUN GROVES PARCEL 22 \(SUNWEST COMMUNITIES\)](#), for housing products for 123-lot single-family residential subdivision on approximately 40 acres located at the NWC of Val Vista Road and Hunt Highway.
17. [PRELIMINARY DEVELOPMENT PLAN, PDP03-0048, MARKWOOD NORTH \(TREND HOMES\)](#), for housing products for 405-lot single-family residential subdivision on approximately 157 acres located east of the SEC of Queen Creek and Cooper Roads.
18. [ZONING, DVR03-0030, DOBSON CROSSING](#), amendment of the Section 16 Area Plan, re-designating an approximate 158.4-acre parcel from commercial to commercial, office, medium-density single-family, and low-density single-family. Rezoning from AG-1 to PAD for a commercial shopping center, a commercial office development, a 4.6 dwelling units per acre medium-density single-family subdivision, and a 3.2 dwelling units per acre single-family subdivision, along with a Preliminary Development Plan.
PRELIMINARY PLATS, PPT03-0013/PPT03-0014, DOBSON CROSSING, for an approximate 158.4-acre parcel located at the SWC of Arizona Avenue and Queen Creek Road. **(Staff requests withdrawal for the purpose of re-advertising to the March 25, 2004 City Council Meeting.)**
19. [ACCEPTANCE](#) of a Government Services Agreement with Arizona Department of Environmental Quality (ADEQ) for Stormwater Management Program for reimbursement grant to the City of up to \$25,000.00.
20. [BOARD AND COMMISSION APPOINTMENT](#).
21. [PROFESSIONAL SERVICES CONTRACT #EN0411-101](#), to Engineering and Environmental Consultants, Inc., (EEC) for design services for potable water and reclaimed water transmission mains, in an amount not to exceed \$1,000,000.00 for the first year and with the option of two one-year extensions.
22. [JOB ORDER CONTRACT JOC 03-14 #PR0410-401](#), to Turner Construction for Folley pool bathroom and lifeguard office improvements, in an amount not to exceed \$79,860.00.

23. [CONSTRUCTION CONTRACT #GG0202-401](#) Change Order No. 1, with Turner Construction Company for the Information Technology Building Renovation and Expansion, 275 East Buffalo Street, in the amount of \$64,045.00, for a revised total contract of \$2,322,403.00.
24. [CONSTRUCTION CONTRACTS #ST0154-401, ST0158-401, & ST0247-401](#), with CS & W Contractors acceptance of report of staff-approved Change Orders 8 - 17 in the amount of \$32,666.13 and Change Order 18 in an amount not to exceed \$24,894.48 for the McClintock Drive Improvements, miscellaneous right turn lanes and bus bay, and Ray/Desert Breeze and Ray/Lakeshore traffic signals, for a revised contract total of \$1,536,706.15.
25. [CONTRACT AMENDMENT](#) No. 1 with Kansas State Bank of Manhattan (Baystone Financial Group) to correct brand name and model numbers of copiers.
26. [CONTRACT EXTENSION](#) to Arizona Imaging Systems for one year for the microfilming of plan sheets, in an amount not to exceed \$80,000.00.
27. [CONTRACT EXTENSION](#) for one-year to Southwest Slurry Seal, Inc., for asphalt emulsion slurry seal/micro surface, in an amount not to exceed \$838,000.00.
28. [CONTRACT EXTENSION](#) to Vulcan Materials, New West Materials and Mesa Materials for one year for hot mix asphalt material, in an amount not to exceed \$60,000.00
29. [CONTRACT EXTENSION](#) to NES Traffic Safety for barricade rental for an additional one-year term, in an amount not to exceed \$65,000.00.
30. [USE PERMIT EXTENSION, UP03-0056, TAMRA TILTON, CPA, PC](#), to continue the operation of a tax and accounting business within a single-family residence located at 598 West Chandler Boulevard.
31. [USE PERMIT, UP04-0001, SWADDEE THAI CUISINE](#), Series 12 Restaurant License, for the sale of liquor at 5055 West Ray Road, Suite B8.
32. [LIQUOR LICENSE](#), Series 12, for Arin Pouenmuang, Agent, Swaddee Thai Cuisine Inc., dba Swaddee Thai Cuisine located at 5055 West Ray Road, Suite 8.
33. [LIQUOR LICENSE](#), Series 10, for Ricardo Jimenez, Agent, Carniceria Jimenez L.L.C., dba Carniceria Jimenez located at 398 South Arizona Avenue.
34. [LIQUOR LICENSE](#), Series 12, for John Alfred Calderon, Agent, JJD Entertainment L.L.C., dba Long Wong's located at 4929 West Ray Road, Suite 3.
35. [FINAL PLAT, FPT04-0003, HOMESTEAD PARK](#), for a single-family subdivision located east of the SEC of Dobson and Germann Roads.

ACTION:

None.

PUBLIC HEARING:

PH 1. [ANNEXATION](#) – for approximately 38 acres of land located at the NWC the Eastern Canal and the Ryan Road Alignment.

1. Open Public Hearing
2. Staff Presentation
3. Council Discussion
4. Discussion from the Audience
5. Close Public Hearing

INFORMATION:

1. [Minutes of the Planning & Zoning Commission Meeting of February 18, 2004.](#)

SPECIAL ORDERS OF THE DAY:

- A. Mayor's Announcements
- B. Councilmember's Announcements
- C. Manager's Announcement

ADJOURN